



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

THOMAS A. TIDEMANSON, Director
CECIL E. BUGH, Chief Deputy Director
MAS NAGAMI, Assistant Director

Building and Safety Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

November 2, 1988

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

William Piggee
651 W. Altadena Drive
Altadena, California 91001

Dear Mr. Piggee:

SUBSTANDARD PROPERTY
645-651 WEST ALTADENA DRIVE
ALTADENA CALIFORNIA

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical, or demolition.

As the owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter.

This notice will be posted on the property. If, in your opinion, you disagree or cannot comply with the above findings or order, you may request a public hearing before the Building Rehabilitation Appeals Board within 30 days after the building or property is posted. Further, you have a right under Government Code Section 25845, to appear and be heard before the Board of Supervisors, as an appeal, before abatement of the public nuisance by the County, with the costs to become a special assessment against the property, if you disagree with the findings and order of the Building Rehabilitation Appeals Board.

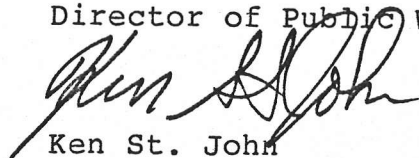
William Piggee
November 2, 1988
Page 2

But that if you do not request in writing a hearing before the Building Rehabilitation Appeals Board as prescribed above, or you fail to appear at such a hearing which you have requested, you will be deemed to have waived both your right to a hearing before the Building Rehabilitation Appeals Board and your right to appeal to the Board of Supervisors. The request for a hearing must be in writing directed to the Department of Public Works, Building and Safety Division, Property Rehabilitation Section, 900 South Fremont Avenue, Third Floor, Alhambra, California 91803.

Permits for demolition or repair are required before starting the work and may be obtained at the Building and Safety Division Office shown at the bottom of the attached list of defects. For further information, please contact Mr. Tim Lynn at (805) 253-7221 at the office shown at the bottom of the attached list of defects.

Very truly yours,

T. A. TIDEMANSON
Director of Public Works



Ken St. John
District Engineering Associate

KSJ:hq B-6
Attachment

PR108

William Piggee

November 2, 1988

LIST OF DEFECTS:

645 West Altadena Drive

1. Portions of the exterior wall covering lacks a protective coat of paint.
2. Doors and windows are broken.
3. The roof covering has deteriorated.
4. The flooring is warped.
5. The ceiling covering is damaged.
6. The required heating appliance is damaged and inoperable.
7. The detached garage and laundry room is in a state of disrepair.
8. The electrical service is noncomplying.
9. Electrical wiring in the interior is unsafe.
10. Fixtures and receptacle outlets are required in all rooms and require cover plates.
11. The water heater compartment lacks approved ventillation.
12. Portions of the waste, vent, gas and water piping are damaged and/or insanitary.
13. Plumbing fixtures are damaged and/or insanitary.
14. Boats, campers, trailers, and other mobile equipment have been stored for unreasonable periods of time in yard areas.
15. The premises contain inoperable motor vehicles include trailers.
16. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture and/or junk.
17. The premises contain miscellaneous trash, junk and debris.

651 West Altadena Drive

1. Attractive nuisances dangerous to children, i.e., abandoned or broken equipment, neglected machinery, refrigerators, and . . freezers.

William Piggee
Page 2

November 2, 1988

LIST OF DEFECTS:

651 West Altadena Drive

2. Broken or discarded furniture and/or household equipment in yard areas.
3. Trash, junk, and debris about the premises.
4. Substandard building conditions including but not limited to: structural, electrical, mechanical, and plumbing defects.
5. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas.
6. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof.
7. Detached garage is deteriorated.

Building and Safety Division
125 South Baldwin Avenue
Arcadia, California 91006

Inspector: Barbara Lindgren
(818) 574-0941



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November 2, 1988

Building and Safety Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

NOTICE OF COST

JOB ADDRESS: 645-651 W. Altadena Drive, Altadena, California
OWNERS: William Piggee
ASSESSOR'S DESCRIPTION: 5829-005-041

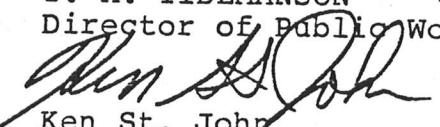
The Department of Public Works incurred the itemized expenses by authority of Chapters 98 and/or 99 of Title 26 of the Los Angeles County Code, the Building Code. The total costs are immediately due. Please make your check payable to the Department of Public Works, Business and Finance Division, First Floor, Public Counter, 900 South Fremont Avenue, Alhambra, California 91803.

If the costs have not been paid within ten (10) days of mailing of this notice, an additional \$50.00 Assessment Filing fee will be charged. The Department of Public Works shall place the total costs on the property tax bill as a Special Assessment according to Section 25845 of the Government Code.

INVESTIGATION AND PROCESSING	\$ 100.00
PREPARATION OF JOB SPECIFICATIONS.....	\$
BOARD OF SUPERVISORS APPROVAL.....	\$
AMOUNT OF CONTRACT.....	\$
CONTRACT COMPLIANCE INSPECTION.....	\$
BILLING FEE.....	\$
TOTAL (IF PAID BY 11-23-88).....	\$ 100.00
ASSESSMENT FILING FEE.....	\$ 50.00
IF PAID AFTER 11-23-88 SPECIAL ASSESSMENT	
TOTAL.....	\$ 150.00

Within five (5) days of receipt of this notice, any person having right, title, or interest in the property may file a written request for a public hearing on the correctness or reasonableness of the costs or both. This request should be directed to the Department of Public Works, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803.

T. A. TIDEMANSON
Director of Public Works


Ken St. John
District Engineering Associate

KSJ:hq B-6
PR105



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